

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: December 8, 2015
SUBJECT: BZA Case 19128, 2701 Naylor Road, S.E.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 411.11, Number of Roof Structures

II. LOCATION AND SITE DESCRIPTION

Address	2701 Naylor Road, S.E.
Legal Description	Parcel 214, Lot 198
Ward	8B
Lot Characteristics	Unusually -shaped lot with frontage on Naylor Road, Alabama Avenue and 25 th Street, SE
Zoning	C-3-A: Moderate to medium density commercial R-5-A: – Moderate density residential
Existing Development	Three-story elementary school
Adjacent Properties	North: Commercial uses South: Across Alabama Avenue, East: Across Naylor Road, commercial uses West: Across 25 th Street, institutional and low-rise residential uses
Surrounding Neighborhood Character	Mixture of low and moderate residential buildings and commercial shopping centers

III. APPLICATION IN BRIEF

The applicant, the Department of General Services (GSA), is in the process of expanding and modernizing this existing public school facility. Replacement mechanical equipment is proposed for the roof of the existing three-story portion of the building facing Naylor Road, behind a screen wall. Additional roof structures are proposed for the roof of a three-story addition to be constructed to the rear of the existing three-story building, also to be located behind a separate screen wall.

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 411.11, Roof Structures

- i. *Where impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the location, design, number, and all other aspects of such structure regulated under §§ 411.3 through 411.6, even if such structures do not meet the normal setback requirements of §§ 400.7, 530.4, 630.4, 770.6, 840.3, or 930.3, when applicable, and to approve the material of enclosing construction used if not in accordance with §§ 411.3 and 411.5; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.*

More than one roof structure is proposed above the third floor of the school. One would be atop the existing structure, serving the existing building. Another would be constructed atop a three-story building addition to be constructed behind and to the west of the existing school building. As each roof structure would screen a separate mechanical system it would be impractical to construct one larger screen wall that would encompass portions of the roof of both the existing roof and that of the proposed building addition.

- ii. **Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?**

The proposal would enable the applicant to expand and modernize the existing public school building, a use permitted as a matter of right within the C-3-A and R-5-A zone districts. Separate mechanical systems are proposed for the new and existing sections of the building. All mechanical equipment would be located behind a wall, screening it from public view.

- iii. **Would the proposal appear to tend to affect adversely, the use of neighboring property?**

The proposal would not tend affect adversely the use of neighboring properties. The building would continue to function as a public school, serving the surrounding neighborhood, but with a modern mechanical system.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in a memorandum dated October 6, 2015, stated that it has no objection to the application.

No comments from other District agencies were received.

VI. COMMUNITY COMMENTS

No comments were received from ANC 8B

No other comments were received.

Attachment: Location Map

